WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195222 DEEDWARR
10/18/2024 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20241018-0080944

File #24-TC-0401-65

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natalie T. Steinberg	**NEW OWNER**	
(NAME)	(NAME)	**104 13 0A 038.00**
401 Bowling Avenue, Unit 65		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JUDITH S. GENTRY, TRUSTEE OF THE JUDITH S. GENTRY REVOCABLE TRUST DATED JULY 7, 2003 F/B/O JUDITH S. GENTRY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NATALIE T. STEINBERG, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 65, and designated as building site No. 38 on the Plan of RICHMEADE PLACE, SECTION TWO, a Planned Unit Development, as shown on a Plat of record in Plat Book 4955, Page 4, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate legal description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for- profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Judith S. Gentry, by Warranty Deed from Conrad Ky Rasmussn and Wife, Janet F. Rasmussen, of record in Book 10723, Page 883, in the Register's Office of Davidson County, Tennessee, dated December 15, 1997, and recorded on December 17, 1997.

Being the same property conveyed to Judith S. Gentry, Trustee of the Judith S. Gentry Trust UAD July 7, 2003 f/b/o Judith S. Gentry, by Quitclaim Deed from Judith S. Gentry, an unmarried person, of record in Instrument No. 20040802-0092267, in the Register's Office of Davidson County, Tennessee, dated July 30, 2004, and recorded on August 02, 2004.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHMEADE PLACE, SECTION TWO, as recorded in Plat Book 4955, Page(s) 4.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4941, Page 637 as Supplemented in Book 5019, Page 946; Book 5039, Page 256; Book 5094, Page 473; Book 5238, Page 385; Book 5408, Page 210 and Book 5733, Page 628; and as amended in Book 5036, Page 388 and Book 5213, Page 945.
* Easement recorded in Instrument No. 20140328-0025605.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **401 Bowling Avenue, Unit 65, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 17th day of October, 2024.

The Judith S. Gentry Revocable Trust dated July 7, 2003 f/b/o Judith S. Gentry

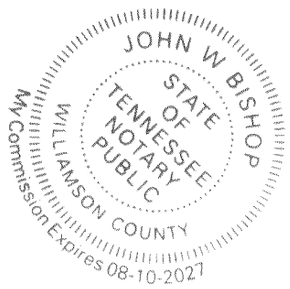
By: Judith S. Gentry
Judith S. Gentry, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Judith S. Gentry with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of The Judith S. Gentry Revocable Trust dated July 7, 2003, fbo Judith S. Gentry, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 17th day of October, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 17 day of October, 2024.

Affiant Signature
Date 10/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027